



# THE JHARKHAND GAZETTE EXTRAORDINARY PUBLISHED BY AUTHORITY

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Ranchi, Friday, 1<sup>st</sup> December, 2017

Urban Development & Housing Department

NOTIFICATION

27<sup>th</sup> November, 2017

**No.-7/न०वि०/अधि/स०सो०/102/2013-7316--** In exercise of the powers conferred under clause-89.4 of the Jharkhand Building Bye-laws, 2016, as amended, the Government of Jharkhand do hereby notify the Jharkhand Building (III<sup>rd</sup> Amendment) Bye-laws, 2017.

Sl.	Chapter	Clause	Sub-clause	Existing Provision	Amended Provision
1	II	9	9.6	No fees for Central/State Govt. buildings including Government funded buildings, but Semi-Public Sectors/Public Sectors/Any Agency/Limited Company of the Central Govt./State Govt. shall have to deposit building fees as per prescribed fee structure in Table 3.1 & 3.2	<b><u>Addendum:-</u></b> <b>9.6.3Exemption from building plan sanction fee :</b> EWS/LIG housing projects being developed on private land shall be entitled for exemption from payment of building plan approval fee to the extent of EWS/LIG housing in terms of FAR

				<p><b>9.6.1</b> The department may alter various aforementioned fees from time to time as per requirement and circumstances.</p> <p><b>9.6.2</b> The department may exempt various aforementioned fees as case to case basis as per requirement and circumstances.</p>	used, over and above the mandatory reservations under Jharkhand Municipal Act, 2011.
2	IV	49	49.1	<p><b>49. Provision of Lift</b></p> <p><b><u>49.1 For Residential :</u></b></p> <p><b>49.1.1</b> For no. of flats more than 8 and up to 18, one lift of the capacity of 6 passengers will be mandatory for G+4 and above.</p> <p><b>49.1.2</b> For every 16 flats and part thereof one lift of the capacity of 6 passengers shall be mandatorily provided for residential buildings up to G+4 or of the height of 12 meters and above.</p> <p><b>49.1.3</b> If part thereof is 50% or more than and additional separate lift shall have to be mandatorily provided. However in case, where part thereof is less than 50%, then the requirement can be met by increasing the passenger capacity of lift.</p> <p><b>49.1.4</b> If the number of flats in a multistoried residential building is more than 12, the provision of lift will</p>	<p><b><u>Addendum:-</u></b></p> <p><b>49.1.8</b> Provision of number of Lift in high rise affordable housing blocks shall be at least 50% of number of lift required for the block as per sub-clause 49.1, subject to the condition that the total mandatory capacity of lifts carrying passengers shall not be less than the total capacity as per sub clause 49.1.</p>

				<p>be compulsory for G+3, even if the height of the building is less than 12meters. The capacity and no. of lifts shall be as mentioned above.</p> <p><b>49.1.5</b> Provision of lift should be made for residential buildings of more than G+3 storied or buildings having the height of 12 meters, whichever is lower</p> <p><b>49.1.6</b> Provision of one stretcher lift every building more than 6 storey height</p> <p><b>49.1.7</b> Every lift should have Provision of automatic rescue device, door sensor and automatic fire proof door.</p> <p><b><u>49.2 For Non-Residential Building above G+2 floor:</u></b></p> <p><b>49.2.1</b> 1 person capacity per 500 sqm. or fraction thereof of built-up area excluding ground floor and covered parking area</p> <p><b>49.2.2</b> Minimum number of lifts to be 2 for all non-residential building above G+2 and the minimum capacity shall be 6 persons per floor.</p>	
3	VIII	76	76	<p>Duly admissible incentive for Green Building and Sustainability provisions</p>	<p>1. Incentive FAR shall be admissible for Green Building and Sustainability provisions (installing Solar</p>

				<p>(installing Solar Heating, Lighting and Waste Water Recycling, City &amp; Site Level Greenery, Roof Top Solar Energy installation.) may be given by the Authority after assessing the installation.</p> <p>The system for Green Rating for buildings shall be adopted as guidelines issued under Green Rating for Integrated Habitat Assessment (GRIHA) by the Ministry of New and Renewable Energy, GoI.</p>	<p>Heating, Lighting and Waste Water Recycling, City &amp; Site Level Greenery, Roof Top Solar Energy installation.) by the Authority after assessing the installation as per following provisions :</p> <p>1.1 GRIHA Three star/IGBC Silver or equivalent rating-3% incentive FAR on basic FAR.</p> <p>1.2 GRIHA Four star/IGBC Gold or equivalent rating-5% incentive FAR on basic FAR.</p> <p>1.3 GRIHA Five star/IGBC Platinum or equivalent rating-7% incentive FAR on basic FAR.</p> <p>Provided that, achieving minimum GRIHA Three star/IGBC Silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi-Government, local bodies and public sector undertakings.</p> <p>2. Incentive FAR will be awarded after certification from the empanelled agency. This FAR shall be exclusive of the limits specified in the Master Plan/Building Bye-laws.</p> <p>3. In case that the developer fails to achieve committed</p>
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					<p>rating as per certification at the time of final occupancy, a penalty shall be imposed at the rate two (2) times of the land cost as per Circle Rate for the incentive FAR for the rating not achieved.</p> <p>4. Competent Qualified and experience agencies shall be empanelled at the State level by UD&amp;HD who shall duly carryout the certification activities in all the areas under Urban Local Bodies/Regional Development Authorities/Urban Public Sector Undertakings.</p> <p>5. The system of Green Rating for buildings shall be adopted as per the guidelines issued under Green Rating for Integrated Habitat Assessment (GRIHA) developed by The Energy and Resource Institute (TERI)/Indian Green Building Council (IGBC) formed by the Confederation of Indian Industry (CII).</p>
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By the order of the Governor of Jharkhand,

**Arun Kumar Singh,**  
Principal Secretary to Government  
Urban Development & Housing Department.

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